134.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,214,700	/	1,214,700
USE VALUE:	1,214,700	/	1,214,700
ASSESSED:	1,214,700	/	1,214,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABANTO MARIO E & GRACIELA M
Owner 2:	
Owner 3:	
Street 1:	42 BONAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ABANTO MARIO -
Owner 2:	-
Street 1:	42 BONAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1950, having primarily Vinyl Exterior and 2892 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8478.000	673,900	1,300	539,500	1,214,700
Total Card	0.195	673,900	1,300	539,500	1,214,700
Total Parcel	0.195	673,900	1,300	539,500	1,214,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.02 /Parcel: 420.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86141
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

!10435!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	673,900	1300	8,478.	539,500	1,214,700		Year end	12/23/2021
2021	101	FV	653,600	1300	8,478.	539,500	1,194,400		Year End Roll	12/10/2020
2020	101	FV	302,600	0	8,478.	539,500	842,100	842,100	Year End Roll	12/18/2019
2019	101	FV	229,100	0	8,478.	505,800	734,900	734,900	Year End Roll	1/3/2019
2018	101	FV	221,700	0	8,478.	418,100	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	221,700	0	8,478.	384,400	606,100	606,100	Year End Roll	1/3/2017
2016	101	FV	221,700	0	8,478.	350,700	572,400	572,400	Year End	1/4/2016
2015	101	FV	216,100	0	8,478.	343,900	560,000	560,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:41:57

LAST REV

Date	Time
06/22/20	10:36:34
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10435

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABANTO MARIO,	58892-594		4/13/2012	Convenience	1	No	No		
OKS-STONE CAROL	46092-263		9/15/2005		419,000	No	No		
THROCKMORTON TH	40804-559		9/9/2003		375,000	No	No		
KNOX CARMEN	32387-482		2/20/2001		262,000	No	No		
RILEY JOHN H/ET	29801-508		2/16/1999	Estate/Div	196,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1374	Heat App	14,750					
3/27/2019	406	Addition	285,500	O				
6/12/2006	459	Addition	85,000			G7	GR FY07	NEW FLA / CRAWL SP
10/20/2003	902	Redo Bat	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2020	Permit Visit	DGM	D Mann
12/2/2017	MEAS INT REF	HS	Hanne S
7/16/2009	Fieldrev-Chg	BR	B Rossignol
1/22/2009	Measured	372	PATRIOT
12/28/2005	MLS	MM	Mary M
1/6/2004	MLS	HC	Helen Chinal
7/20/2001	MLS	MM	Mary M
12/21/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8478		Sq. Ft.	Site		0	80.	0.80	9									539,472						539,500	

Total AC/HA:	0.19463	Total SF/SM:	8478	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	539,472	Spl Credit		Total:	539,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	1.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	1 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.98757714
Const Adj.:	0.97990203
Adj $ / SQ:	130.643
Other Features:	95514
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680724
Depreciation:	6807
Depreciated Total:	673917

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

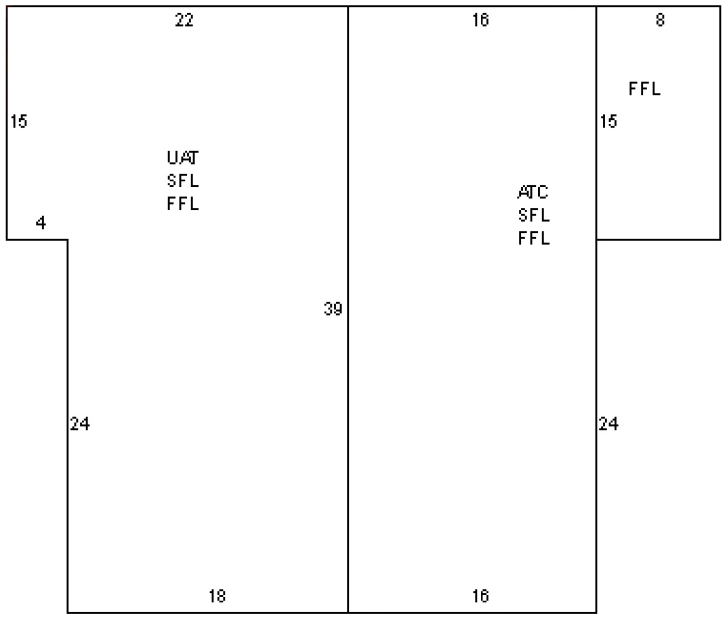
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.76
Special Features:	0	Val/Su Net:	204.15
Final Total:	673900	Val/Su SzAd	216.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,506	130.640	196,749
SFL	Second Floor	1,386	130.640	181,072
ATC	Attic	218	130.640	28,533
UAT	Upper Attic	191	52.260	9,955

Net Sketched Area:	3,301			Total:	416,309
Size Ad	3110.3999	Gross Area	4278	FinArea	2892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

134.0-0001-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						
6	Carport	D	Y	1	8X8	A	AV	2020	20.00	T	1	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:	Total: 1,300